

# *Smoky Hill United Methodist Church*

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Centennial, Colorado 80015-3126  
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6/26/2016

Lee F. Honnen, Jr.  
Smoky Hill United Methodist Church  
19491 E. Smoky Hill Rd.  
Centennial, CO 80015-3126

Centennial Community Development  
Current Planning Division  
13133 E. Arapahoe Rd.  
Centennial, CO 80112

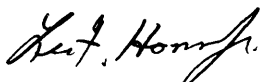
To Whom it May Concern,

This Letter of Intent is being submitted on behalf of the Smoky Hill United Methodist Church (SHUMC) to request a rezoning of the church property located at 19491 E. Smoky Hill Road from NC2A to CG. This rezoning is being requested to bring the zoning of this property into alignment with other property along this section of E. Smoky Hill Rd. There is no change to the site development plan or planned impact to water, sewer, drainage or transportation systems. This rezoning is compatible with current development, surrounding land uses and the natural environment.

SHUMC has been located at this address since January of 1983. Originally this property was part of unincorporated Arapahoe County and zoned as MuPUD. On March 16, 2015 the property was rezoned to NC2A as part of the City of Centennial's Commercial Zoning Map Update. This NC2A zoning supports the current and planned future use of the property as a church. However, there are certain limitations associated with an NC2A zoning that do not support the church's ability to effectively and conveniently communicate upcoming events with the community. Other properties along this section of Smoky Hill Rd are currently zoned CG and use a combination of larger monument signs and Electronic Messaging Centers (EMCs) to communicate with patrons. While SHUMC has 340' of frontage on Smoky Hill Rd, the NC2A zoning restricts the church to a single smaller monument sign that is difficult to read when set back 10' from the Smoky Hill Rd property line. This rezoning will bring this property into alignment with surrounding properties and allow for the use of either a larger monument sign or an EMC sign that is consistent with other properties.

This rezoning application will have no impact on existing or planned infrastructure. There is no anticipated change in property usage other than filing a permit for the addition of a new EMC sign that would meet code for a commercially zoned property. A preliminary concept of the planned EMC sign is attached.

Thank you for your consideration,



Lee F. Honnen, Jr.  
Board of Trustees  
Smoky Hill United Methodist Church

1 Atch. EMC Sign Concept

**Connect** to God through worship and prayer and to each other in small groups.  
**Transform** children, youth and adults into fully committed followers of Christ.  
**Serve** God in our world and in our church.